

Timberwood Park Area

Land Use and Intensity Plan

INTRODUCTION

The City of San Antonio has prepared this land use and intensity plan for the area commonly known as the Timberwood Park area pursuant to Chapter 43 of the Texas Local Government Code. As required under Chapter 43 of the Texas Local Government Code, by the end of the first year after the date an area is annexed for limited purposes, the municipality must develop a land use and intensity plan as a basis to identify future services and capital improvements in the area.

AREA DESCRIPTION

The Timberwood Park area property is situated north of the Stone Oak area, generally between Blanco, West Borgfeld and Bulverde Roads and is primarily within the Edwards Contributing Zone. The area comprises approximately 4,338 acres or 6.78 square miles. A map of the area is found in Attachment 1.

As of January 2006, the area's current population is estimated at 4,662 inhabitants.

LAND USE AND INTENSITY

Since the filing of the initial restrictive covenants and plats in 1977 by the Timberwood Development Company, the Timberwood Park area has experienced a gradual increase in residential development. More recently within the last decade, the Timberwood Park area has experienced significant residential growth. According to the U.S. Census estimates, over 1000 housing units were built in this area from 1990 to 2000, more than doubling the area's total number of housing units within the ten year period. However, a considerable percentage of property in the area still remains undeveloped.

Staff anticipates the predominant residential development trend in the Timberwood Park area to continue as such repeating the popular and similar larger lot residential development trend in the areas to the immediate south and east. This trend includes a vast majority of low-density, larger than average single-family residential lots surrounding several medium-density clusters of residential developments with

multi-family complexes and commercial uses concentrated toward the perimeter of the area along Blanco, Borgfeld Road and near US 281. Recently filed Master Development Plans (MDP), plats and restrictive covenants for residential development in the Timberwood Park annexation area further reinforces this development trend.

The size of platted single-family residential lots in the area ranges from a common city size of 6,000 square feet to an abundant ten (10) acres. The average size of an existing residential platted lot in Timberwood Park is .77 of an acre or 33,637 square feet.

The existing residential and the potential for residential development comprises of approximately 91 percent of the Timberwood Park annexation area, approximately 3,935 acres or 6.15 square miles. Approximately 39 percent of the area is currently developed with 1,931 homes. Approximately 22 percent of the area or 1,490 parcels are vacant and platted for residential development. In addition, approximately 30 percent of the area is comprised of agricultural use with a high potential for residential development. The remainder of the area includes commercial, park and public uses totaling 2 percent of the area. Street rights of way comprise of the remaining area.

Based on past development trends, it is anticipated that within the next five (5) to ten (10) years at least three hundred (300) to nine hundred (900) additional homes will be constructed and the population will increase by eleven hundred (1,100) to three (3,000) thousand inhabitants.

CAPITAL IMPROVEMENT PROJECTS

The City will utilize the land use and intensity plan information as a basis to assist in identifying future services and capital improvements in the area.

As required under Chapter 43 of the Texas Local Government Code, by the end of the second year after Timberwood Park was annexed for limited purposes, the municipality will include the annexation area in the municipality's long-range financial forecast and identify future capital improvement projects in the Capital Improvement Program (CIP). By the end of the third year after the limited purpose annexation date, the municipality will include in the adopted CIP, the projects intended to serve the area and will identify potential sources of funding for the capital improvements.

